

Received At
meeting 7/29/15

ALAN SMITH

Introduction:

How can we understand the ramifications of a seemingly benign study on markets and population growth for West Linn over the next 20 years. There are three areas where this Economic Analysis fails: regulatory, formulaic, and conclusion. I will go over these three areas as my presentation and then conclude with my decision.

One of the regulations this study is based upon is 660-009-0025 part Four of Oregon regulations. Of the eight items the regulation lists that the city should pay attention to, only two are addressed: location, size and buying power of markets and Labor market factors. The ones not mentioned are those that I call the nuts and bolts of a successful business venture: availability of Transportation facilities; public facilities and public services; access to suppliers and utilities; necessary support services; limits on development due to federal and state environmental laws; and educational and technical training programs. Without these nuts and bolts this report takes on the appearance of a marketing plan.

The primary formula used in tracking markets and population belongs in the passel of a financial advisor helping his or her client to purchase stock in a particular company. The acronym is CAGR: Cumulative Average Growth Rate used to measure a multi-period growth of a company and often appears in the financial sections of annual reports. In this draft EOA that city management really wants to become law, CAGR formula is used in Exhibits: 4, 5, 6, 7, 8, 12, and 20. Management appears to be no more interested in profitability of any company in West Linn than they are in delineating infrastructure needs to attract business.

The conclusion in the document is stated in Exhibit 1, "Background", Paragraph 2, sentence 3:

"The amount of land needed to accommodate the projected job growth falls within the range of 45-52 acres. " But using using the figures in Exhibit 1, "background", Paragraph 2, Sentence 1, "West Linn is projected to add 1,902 jobs by 2035," and the figures in Draft EOA, page 20, s. 2: "The resulting findings indicate approximately 643,000 – 721,000 square feet of building floor area will be required to accommodate 1,902" jobs. The mean of the square feet cited is 682,000 square feet.

43, 560 square feet makes an acre, and 682,000 sq ft makes 15.65656565 ad infinitum acres to accommodate 1,092 jobs over 20 years.

Submitted at meeting
7/29/15

Roberta Schwarz

From: Roberta Schwarz <roberta.schwarz@comcast.net>
Sent: Wednesday, July 29, 2015 5:04 PM
To: 'Roberta Schwarz (roberta.schwarz@comcast.net)'
Subject: If these amendments pass the citizens of West Linn will be paying more money and the developers will be paying less for future development. Please come to the Planning Commission meeting tonight at 6:30 at City Hall

*Goal 1 of Strategy
OCR = citizen participation*
Hello folks, *Metro did not expand the Urban Growth Boundary*

There is an important Planning Commission meeting tonight at 6:30 at City Hall. If these amendments to Goal 9 of the Comp Plan (which include the adoption of the Economic Opportunities Analysis- EOA) pass, it will cost you more money and the developers less money when development takes place in West Linn. Please see link below.

https://westlinnoregon.gov/planning/planning-commission-meeting-76?utm_source=West+Linn+Email+Newsletter&utm_campaign=748730ed7a-West+Linn+Wednesday+07+22+2015&utm_medium=email&utm_term=0_fb2e0d5849-748730ed7a-229892937

Some of the Major Problems with these amendments:

#1 The SDCs (System Development Charges) paid by developers will actually go down and the citizens will have to pay the difference if this passes. Please see Comp Plan then go to Amendments then go to Appendix A and #3 which is on page 2 of the Appendix.

#2 The Bolton/Arch Bridge ^{proposal} is said to have been adopted. See page 24 of the Addendum. *It has not been going up so far.*

#3 The White Oak Savanna's lower six acres are listed as "Other Employment Zoned Parcels" ¹⁰⁰ See first map in Appendix D. The entire 20 acres is listed as one of the "best opportunities for economic development". See page 5 in Appendix A. *of SDC*

#4 The Stakeholder Groups listed do not include the people of West Linn although they do include a special interest group of developers which go by the name of Clackamas County Business and Economic Development. *are*

#5 The rate of unemployment in Clackamas County listed is incorrect. Therefore the assumptions made in arguments supporting the amendments are incorrect. See page 4 in Exhibit B. *by 4. heavily*

Continue this item until the citizens here have had it
There are other problems too numerous to mention at this time. *really is for the people of West Linn.*

**Please come tonight.
Roberta**

*Goal 9 =
health, welfare + prosperity of citizens*

We have received projections from Metro previously that turned out not to be correct - I would not have to be

Portland Metro Area

- Mixed-use housing and commercial retail. Great opportunity to redevelop Highway 43 corridor with mix of office, commercial and housing.
- More office uses after Kruse Way builds out over the long term.

2. From the list below, please identify West Linn’s primary strengths as a place to do business?

Stakeholders agree unanimously that the quality of life in West Linn is its primary strength as a place to do business. Interviewees also agree that the general business climate in West Linn is good, thanks to dedicated staff and elected officials. Public infrastructure, other than a lack of public transportation, is also seen as a strength. While there is not much vacant land available for new commercial or industrial development, there is quite a bit of redevelopment potential. Stakeholders vary in their assessment of West Linn’s access to local markets and customers as well as the I-5 corridor, with responses ranging from “excellent” to “poor.” Stakeholders also disagree about the quality of West Linn’s workforce. Those citing an “excellent” workforce referred to the high level of education. Those rating it as “poor” mention lower wage employees commuting from other parts of the region due to a lack of affordable housing in West Linn. Stakeholders indicate there is little in the way of business clusters or interaction among firms in the same and/or related industries in West Linn.

3. What can West Linn do in terms of local actions that can complement the regional and state economy?

- Consider incentives and varying system development charges (SDCs) for strategic non-residential development.
- Identify and attract businesses that enhance community and livability.
- Nothing specific, but consider some incentives to tip the scale for the office market a bit.
- Tax, SDC breaks and reduction of “red tape” as it relates to new development.

4. What are the best opportunities for economic development, in terms of specific sites or redevelopment areas? Number of mentions cited in parenthesis.

- Arch Bridge area (2)
- Savannah Oaks (2)
- Tannler/Blankenship (2)
- Across from Albertsons
- School district properties
- Urban growth boundary expansion, Borland Road
- Best property would be if paper mill closed
- Settling pond area owned by City
- A few small nodes, and redevelopment corridors and Bolton District
- Potential for retail development adjacent to I-205

5. What business clusters exist or should exist in West Linn? What can the City do to build and strengthen these clusters?

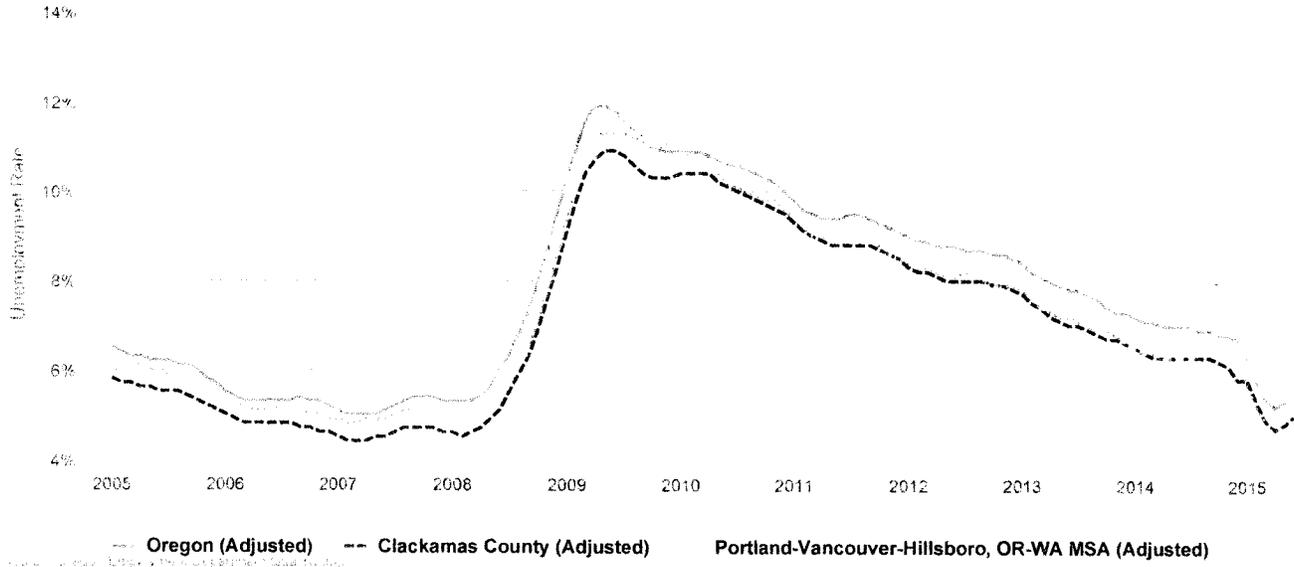
- Medical industry: dental offices, chiropractors, internal medicine, etc. (3)
- Assisted living/health care (2)
- Professional business services (2)
- Activity around river to draw in people



Quality Information, Informed Choices

Unemployment Rate

2005
2006
2007



Click the map or select an area:

Clackamas

Amy Vander Vliet

Regional Economist

Clackamas, Multnomah, and Washington counties

Dallas Fridley

Regional Economist

Clackamas, Gilliam, Hood River, Morrow, Sherman, Umatilla, Wasco, and Wheeler counties

Lynn Wallis

Workforce Analyst

Clackamas County

Created with Highcharts 4.0.4
Unemployment Rate
Unemployment Rate Oregon (Adjusted) Clackamas County (Adjusted) Portland-Vancouver-Hillsboro, OR-WA MSA (Adjusted)
2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 4% 6% 8% 10% 12% 14% June 2015 • Oregon (Adjusted): 5.5% • Clackamas County (Adjusted): 5.0% • Portland-Vancouver-Hillsboro, OR-WA MSA (Adjusted): 5.4% Source: Oregon Employment Department Qualityinfo.org

Clackamas County Economic Indicators

Unemployment Rate

June 2015

Released Jul 29, 2015

5.0%

Seasonally Adjusted



0.2% PTS

Total Unemployed

June 2015

Released Jul 29, 2015

10,851

Not Seasonally Adjusted



1,096

Nonfarm Employment

June 2015

Released Jul 29, 2015

147,300

Not Seasonally Adjusted



1,100

Created with Highcharts 4.0.4
2014 Employment
2014 Industry Employment
Clackamas (Quarterly Census of Employment and Wages)
4,609 9,601 17,205 32,652 1,676 7,129 16,735 19,978 14,251 6,293 15,798
Natural Resources and Mining
Construction
Manufacturing
Trade, Transportation and Utilities
Information
Financial Activities
Professional and Business Services
Education and Health Services
Leisure and Hospitality
Other Services
Government
0k 5k 10k 15k 20k 25k 30k 35k
Source: Oregon Employment Department Qualityinfo.org

Data Measure: ▼

Received at
meetings 7/29/15

Marylhurst Neighborhood Association

Karie Oakes, President

MarylhurstNA@westlinnoregon.gov

City of West Linn
Planning Commission

July 29, 2015

Re: Testimony for project #PLN-15-01 Amendments to Goal 9 of the West Linn Comprehensive Plan and adoption of a new Economic Opportunity Analysis ("EOA")

Good evening Commissioners:

Marylhurst Neighborhood Association (MNA) received the public hearing notice for this project because it is required to be mailed to all neighborhood associations. At our regular meeting last night, July 28, we discussed the contents of the notice and our options for participating in this most important process. Regrettably, MNA will not be providing testimony on the content of the project because the code requirement to give notice at least 10 days prior the hearing is not adequate time for us to respond.

As president of MNA, I received the hearing notice via mail on July 20, just nine days before the hearing. It met the 10-day requirement because it was postmarked July 17, Friday at 4 PM. I could not add this project as a business item to the MNA meeting agenda because it had already been noticed. I added this project to our agenda last night. Our members have not had the opportunity to review the project. MNA plans to discuss and make recommendations to the city for more reasonable notice of city business in the future.

MNA is not certain it will have further opportunity to participate in this process as we would like to do after we've had some time to review the project and make a resolution. We are of the understanding that tonight's hearing is the only time evidence will be accepted as stated in the notice, **"It is important to provide all evidence, both oral and written, to the Planning Commission. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application."**

MNA questions if this statement is correct and if the hearing notice and process is legitimate based on the West Linn Community Development Code and West Linn Comprehensive Plan Goal 1: Citizen Involvement. It is the opinion of MNA that this statement has the effect of inhibiting citizen participation in this legislative process and does not reflect the intent of Oregon's Statewide Planning Goal 1: Citizen Involvement.

The first sentence of Oregon's Goal 1 states:

"To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process."

Thank for this opportunity to testify. Your consideration of this testimony is greatly appreciated.

Sincerely,

Karie Oakes
Marylhurst Neighborhood Association, President

Received at meeting
7/29/15

1 of 7

Preface to Arch Bridge Planning Discussion

This packet is presented to you as a member of the West Linn Planning Commission to provide you with facts and information that you may or may not be aware of regarding the history of the current Arch Bridge Plan.

The packet includes the following:

- A copy of the grant proposal
- A copy of the contract with Metro
- A transcript of the portion of the West Linn City Council Retreat in January, 2014 where this concept is discussed. (If you would like a copy of the actual voice recording, I will make one available to you);
- Information about The West Linn Paper Company, its ownership, its staffing, and the economic forces it is facing; (3 documents)
- A link to the recent process and survey by a local ad hoc group of what the citizens want to see in the area.

Essentially you will see very clearly from reading the transcript that the city staff developed this concept on their own and in secret and deliberately kept citizens in Bolton and throughout West Linn from REAL input in the plan. All the meetings and citizen interaction held in 2014 were to promote their one and only Master (not Concept) Plan and the meetings just served as window dressing. In short, it was a sham and it continues to be a sham.

What is important to know is that:

1. The Bolton Neighborhood has NEVER wanted to become a Metro Town Center under Metro's definition and guidelines, but has considered itself to be a critical part of West Linn when it took on its own planning for the City Hall that was designed for the Bolton area. We consider ourselves to be Main Street for Metro's designation.
2. The city quietly made a grant proposal to Metro and to get the grant they made Bolton a Metro Town Center. (See grant proposal)
3. The then mayor, John Kovash, signed off on it unbeknownst to the residents. The grant was approved but neither the proposal nor the contract with Metro were on the city website.
4. After receiving both a copy of the grant proposal and contract from Metro did Bolton residents find out what had been done in our name and that occurred in October, 2014.
5. Many residents (more than 150) became concerned upon knowledge of what had happened and attended a Bolton NA meeting in October to obtain more details. Mayor Kovash, upon hearing that the secret was out, bombarded the neighborhood meeting with himself, planning staff, and several counselors along with developers in the area. The meeting disintegrated with disgusted residents leaving.
6. Those same residents came to a meeting held in Oregon City (to avoid staff interference) to find out more and several petitions were submitted.

7. At the November BNA meeting there was a resolution requesting the city council delay voting on the plan for 4 months to give us time to learn more and to offer our own thoughts. The meeting was attended by city staff and several local supporters of the plan. However, our resolution passed 44-11 and was supported by the Robinwood and Maryhurst NAs but was subsequently rejected by Mayor Kovash. Meanwhile the mayor contacted the president of the Willamette NA to do a supportive resolution which he did and accepted that resolution.
8. It was after the November BNA meeting did we obtain copies of the transcript and saw the citizen deception first hand.
9. In short, we do not accept the plan as it is currently developed to be legitimate because of the manner in which was developed, the Town Center Concept was kept hidden from the citizens, and the continued deceptive ways the staff and several remaining councilors have attempted to push it through.
10. We believe it is time to call this what it is...a fraud perpetrated on the good citizens of West Linn. It is time to stop it in its tracks and regroup. At this juncture, we call upon the city council to hire an independent project manager to start again with the correct citizen input and to oversee the development of several true "Concept Plans" that reflect the historical and architectural nature of the area. We believe it is foolhardy to develop any concept plan without taking into consideration the future of the paper mill remaining open and viable. In other words we need to have plans that incorporate not only the tiny piece of land currently under consideration but also the paper mill property should it become available and the remaining river area up to the Willamette area to avoid a piece meal plan. We also want to be designated as a Main Street and taken off as a Town Center designation.

It's time the citizens took back the process of planning our city rather than giving it to staff members who do not live in the area and who may be gone at any moment. Ultimately it is the citizens that will be living with the long terms plans, not staff, developers and Metro commissioners.

As planning commission members we hope you will support our efforts. Bolton residents WANT this area redeveloped in a responsible way that will benefit West Linn and be a source of pride for years to come.


Peggy Kirkendall
1825 Webb St.
Bolton Neighborhood Resident

Founder of West Linn Neighbor. www.wlnighbor.com: www.facebook.com/wlneighbor:
<http://twitter.com/wlneighbor>

Link to recent West Linn survey re: Arch Bridge... <http://tinyurl.com/New-AB-Proposal>

City of West Linn
Arch Bridge/Bolton Center Master Plan and Implementation Strategy
Metro Community Development and Planning Grant

Project Narrative
April 18, 2013

a. Project Description

The City requests funding to create a master plan and implementation strategy for the Arch Bridge/Bolton area, which is designated as a Town Center in the Metro 2040 Growth Concept, to facilitate redevelopment that will enhance the community's livability, economic vitality and yield a better jobs to housing balance.

In addition to development of a master plan and implementation strategy for this area, the CET grant would enable completion of a critical gap in the OR 43 Design Plan, an adopted multi-modal plan, which terminates at Hood Street rather than extending the remaining 1/2 mile to the Arch Bridge linking West Linn to Oregon City. The proposed master plan project would include analysis of the following:

- Center boundaries
- Existing and potential land uses
- Economic and market conditions
- Opportunities and incentives for mixed-use, pedestrian friendly, and transit-supportive development
- Regulatory barriers to mixed-use, pedestrian friendly, and transit-supportive development
- Accessibility for non-automobile modes of travel
- Physical constraints and opportunities
- Alternatives to the type, location, scale, and character of infill/redevelopment including public spaces, potential street modifications, and enhancement to the public realm.

The result would be a master plan for the area that delineates the type, scale, and intensity of appropriate land uses, including the location and type of public spaces and amenities. It would also provide for street alignments and configurations that facilitate pedestrian, bike, and vehicular access, and make better use of the current excess public right-of-way in the Arch Bridge area. Key project components include the plans for redevelopment of the underutilized West Linn Paper Company parcel adjacent to the Arch Bridge, the reuse of the current Police Station building (the City is constructing a new police station in the Willamette neighborhood that will open in 2014), and the redevelopment of the former Blue Heron paper mill in Oregon City, which will directly impact this area as it lies on the other side of the Arch Bridge. This plan would also allow for increased connectivity for non-SOV modes of transit, including a river trail/esplanade that would connect the Bolton and Willamette neighborhoods.

The implementation strategy would identify and prioritize funding and economic development strategies, catalytic public investments, public-private partnerships, and amendments to City plans and codes that would enable and spur appropriate new development.

b. Project Site Description

Land Use

The Arch Bridge/Bolton Center is located at the intersection of Highway 43 and Willamette Falls Drive. It is bisected by the I-205 freeway, including the ramps for the Highway 43 West Linn/Lake Oswego interchange. It is bounded by Buck Street to the north, residential neighborhoods to the east of Highway 43, the Willamette River and the West Linn Paper Company property to the south, and West A Street on the west. The preliminary boundary of the center is consistent with the Bolton Center identified on the Metro 2040 Growth Concept map.

Land uses in the 188 acre area are varied. Commercial areas total 32 acres and are located on Highway 43 from Central Village south to the Arch Bridge. This includes scattered smaller commercial strips and formerly residential properties with commercial uses. The areas surrounding Highway 43 are predominantly residential with varying densities. Residential uses total 130 acres. I-205 and its right-of-way comprise 21 acres.

Transportation

The center includes the intersections of some of the City's busiest roads and the interchange of I-205 and OR 43, a high-volume ODOT controlled roadway. In 2010, approximately 10,000 vehicles used the interchange to travel northbound on I-205 and nearly 10,000 exited from southbound I-205. I-205 itself has 90,000 AADT. On OR 43, the section north of the I-205 interchange had 23,000 AADT in 2010 and the Arch Bridge had 12,700 AADT in 2010. For more recent years, the closure and rehabilitation of the Arch Bridge in 2011-2012 alter these numbers significantly.

Historic and Cultural Resources

Significant natural and cultural resources are present nearby, to the south of the Arch Bridge. Willamette Falls is the second largest waterfall by volume in the United States. The Willamette Falls Heritage Area Coalition is seeking national and state heritage area status for the area around the falls. The area was settled by pioneers early in Oregon's history and they capitalized on the area's potential for industrial development building a mill, locks, and hydroelectric plant. The mill continues to operate today as the West Linn Paper Company. The Willamette Falls Locks are listed on the National Register of Historic Places and were operational until two years ago when they were placed in caretaker status by the Army Core of Engineers. Since then, the National Trust for Historic Preservation has identified them as a National Treasure. PGE continues to operate the T.W. Sullivan Plant, which is the oldest hydroelectric plant west of the Mississippi. The City takes great pride in its early industrial heritage, but is seeking a way to provide increased access and visibility to the river and falls that are surrounded by ongoing industrial enterprises. These areas lie just outside the proposed project boundary and the proposed esplanade linking the Arch Bridge/Bolton center and the Willamette neighborhood would provide at least visual access to these features while promoting and protecting adjacent enterprises.

Demographics

Within the preliminary Center boundary there are approximately 1,100 residents and 420 housing units, and within ¼ mile of the project boundary (extending into the Oregon City regional center) there are approximately 1,100 housing units and 2,600 residents. West Linn has a median household income of \$92,342, a median household size of 2.54, and a median age of 43.5. Generally, the study area is demographically representative of West Linn.

c. Project Background

This Arch Bridge area is the gateway to West Linn from Oregon City and it has the potential for the most dramatic positive change in West Linn given numerous factors:

- Excellent transportation accessibility
- Broad community support for redevelopment as a town center in recent plans
- Political readiness with economic development as a City Council priority in 2012-3.
- Views of the Willamette River and Falls
- Proximity to the regional center in Oregon City with potential symbiotic relationship
- Significant local and regional investments in the area
 - Recently completed \$15 million rehabilitation of the Arch Bridge between West Linn and Oregon City.
 - Passage of a 2011 City bond measure approval for the construction of a new Police Station. The current station, at the base of the Arch Bridge, will be available for reuse in 2014.
 - Across the bridge, Oregon City recently completed \$2.4 million in streetscape improvements in their downtown, which is a regional center.
 - \$300,000 in available parks bond and SDC funding for development of a river trail extending from Willamette Park to the Arch Bridge/Bolton center.
- Redevelopment opportunities and major property owner support
 - The West Linn Paper Company, owner of a significant amount of redevelopable commercial land near the Arch Bridge, is actively seeking to reconfigure their site to maximize the use and value of their property located in the study area and is interested in working with the City.
 - Oregon City and other organizations' investments in the former Blue Heron mill site.

These factors underlie the importance of having a plan in place to guide the redevelopment of the study area on the West Linn side of the Arch Bridge. The City is seeking to realize the potential of the area, complement plans for the redevelopment of the former Blue Heron mill across the river, and avoid independent actions that may foreclose preferred redevelopment options for the area.

The City has worked on three recent planning efforts in the area: *Imagine West Linn* (2008), which envisions redevelopment of the area as a vibrant town center (<http://westlinnoregon.gov/planning/imagine-west-linn-0>); West Linn OR 43 Conceptual Design Plan (2008) a multi-modal plan for much of Highway 43 in West Linn, <http://westlinnoregon.gov/planning/highway-43-conceptual-design-plan>); and the 2011 Highway 43/Willamette Falls Drive Vision and General Feasibility Assessment (*Highway 43 Vision*). As part of the latter project, City staff and consultants (Crandall Arambula) worked with the community to develop the vision (<http://westlinnoregon.gov/vision/draft-concept-vision>) through a survey, neighborhood meetings, and a community workshop attended by 150 people. The *Highway 43 Vision* identified several discrete projects, including the master plan for the Arch Bridge-Bolton area that provides for a walkable neighborhood center around Bolton's Central Village and a regional center, essentially an extension of the Oregon City regional center, in the area near the Arch Bridge. Planning staff presented options for implementing the *Highway 43 Vision* to the City Council in early 2012 (Attachment 1) but there was not sufficient funding to proceed.

d. Evaluation Criteria

Expected Development Outcomes

a. The West Linn Paper Company has indicated that it is interested in maximizing the use of its property, particularly underutilized parcels adjacent to the river and just to the west of the Arch Bridge. The relocation of the Police Station in 2014 will result in additional space for reuse. The redevelopment of this gateway area has the potential to create a "center" for West Linn where one is lacking due to historic industrial development and the I-205 freeway. The expectation is that the center would be accessed by transit and contain pedestrian amenities, substantial employment, relatively high density housing, a gateway to the city, a heritage tourism attraction, and enhanced opportunities to view the Willamette River and Falls.

b. & c. It is likely that development permits would be issued within 2-5 years of the completion of this grant. The West Linn Paper Company is currently assessing its options to determine how it can consolidate its footprint and maximize the value of its land. The Police Station will be vacated in 2014, making its historic building and associated parking available for reuse. Changes to West Linn's plans and codes near Bolton's Central Village development could result in infill development providing more jobs and housing on adjacent properties.

d. The Highway 43 Vision signifies the community's readiness for change in the Arch Bridge/Bolton Center. The proposed Arch Bridge and Bolton centers were overwhelmingly supported by a majority of attendees at the community workshop held as part of the Highway 43 Vision process. Eighty-one percent of attendees supported the Arch Bridge Center and 93% supported the Bolton Center. In addition, nearly 90% supported protected bikeways on Highway 43 and an esplanade near the Willamette River linking the Arch Bridge Center with the Willamette neighborhood.

The existing transportation infrastructure is not conducive to support future development and the existing urban form does not provide for strong redevelopment opportunities. A primary purpose of the plan would be to look at alternatives that would provide for a better development pattern and urban form. There has been a community desire for years to establish a "center" to replace and build on what was lost with the construction of I-205. Approximately four acres would be available for redevelopment on the southwest side of the Arch Bridge. There are several additional acres of underutilized land and right-of-way along Highway 43 and adjacent to the river that also have the potential for redevelopment.

Central Village was expanded and remodeled in 2006. This area is also home to the West Linn Library and Post Office. Property owners in this area recognize the potential for additional jobs and housing here and a plan for this area that retains its character while allowing for additional infill, jobs, and housing will be favorably received.

e. The City is the applicant and will act as the project manager. Staff has had discussions with ODOT, PGE, and the City of Oregon City. The City of Oregon City is supportive of development at the west end of the Arch Bridge and West Linn's application for a CET grant. Please see the attached letters of support (Attachment 2) from the City of Oregon City, West Linn Paper Company, Willamette Falls Heritage Area Coalition, Willamette Falls Heritage Foundation and Bernard Hartung and Donna Gelderman for additional information.

Evaluation Criteria - Regionally Significant

a. *People live and work in vibrant communities* – The Highway 43 Vision calls for walkable centers that meet the neighborhood's routine needs and provide jobs, a range of housing types, and other amenities that are connected by complete streets with a protected bikeway. Further development of the concepts

in the Highway 43 Vision will provide for an increase in the opportunities for residents to walk for pleasure and to meet their daily needs. West Linn is attractive to families and, consistent with overall population trends, its over 55 population is increasing. The proposed plan would provide for additional density and amenities in close proximity to residences, which would be desirable for both of these groups. In addition, the proposed plan would seek to improve the jobs-housing balance within the City, Oregon City, and other adjacent communities. ✱

b. Residents benefit from the region's sustained economic competitiveness and prosperity – Planning efforts in this area are highly likely to result in development that increases the jobs, retail, and housing available in West Linn. This will benefit existing and future residents, add to the region's sustained economic competitiveness and prosperity, and provide a better jobs-housing balance.

c. Safe and reliable transportation choices – The Highway 43 Vision provides for complete streets that will increase the safety of commuters through this high volume area. The proposed plan can further develop these concepts that are a real concern for residents that travel between neighborhoods to the north and south of the freeway, both in vehicles and via other modes of transportation.

d. The region is a leader in minimizing contributions to global warming – The Highway 43 Vision calls for complete streets and the proposed plan would further develop this approach. The OR 43 Design Plan provides for multiple modes of transit and the proposed plan would continue these elements through to the Arch Bridge and nearby areas. A complete center with good bicycle, bus and pedestrian access, and a range of housing types would enable fewer and shorter trips to meet routine household needs. In addition, more jobs and housing would enable residents to work closer to home. All of these would result in lower greenhouse gas emissions.

e. Current and future generations enjoy clean air, clean water, and healthy ecosystems – The proposed plan would seek to provide increased access for people to enjoy and view the river and falls. Access to the river is limited and street or trail improvements could provide for safer passage through the area. Resulting development would seek to protect, if not improve upon, the area's existing ecosystems.

f. The benefits and burdens of growth and change are distributed equally – This project has the potential to unite and redevelop a center for West Linn. With regional growth, the city became a bedroom community for workers in Portland and other nearby communities. This growth was suburban in nature and this project has the potential to alter that pattern of development and create additional jobs and retail in West Linn, both of which are low in relation to the total population, and provide for additional housing at a density greater than that of the City as a whole. ✱

Location

The proposed project would facilitate the redevelopment of the Metro 2040 Growth Concept designated Bolton Center. The project would include determining precise boundaries for this center, which currently extends along Highway 43, roughly from the Bolton Fire Station to the Arch Bridge, and includes the existing Central Village Shopping Center. It is bounded by residential development to the east and west and the Willamette River to the south.

Best Practices Model

A key challenge for the City in redeveloping this site, shared by other suburban communities in the area, is how to overcome existing development patterns and constraints in a desirable location to create an economically vibrant area that provides a community focus and identity. This location in West Linn provides an opportunity to plan for a pedestrian and transit-friendly environment in a challenging location. The center is bisected by a freeway, has a high-volume state highway passing through its

center, and is near 140 year old industrial development. In the future, the City would be willing to share this information in a variety of ways including through the project website, presentations, and other documents as desired. Elements that are developed for this project in West Linn could be applied elsewhere in the region.

Leverage

The proposed planning grant will leverage outcomes across jurisdictions and create opportunities for additional private and public investment. The Oregon City regional center is located just across the Arch Bridge and Oregon City's continued downtown efforts plus anticipated planning efforts on the former Blue Heron mill site are likely to create spillover effects in West Linn. Development in West Linn would provide the same benefit to Oregon City. West Linn is a popular choice for new construction, and as the City becomes increasingly developed, opportunities for redevelopment will be seen more favorably.

Matching Fund/Potential

Staff time will serve as an in-kind match for the project. This is detailed in the attached Budget Narrative.

Equity

The City has not previously applied for or received a CET grant. As of December 31, 2012, and since the inception of the tax, permits in West Linn generated \$229,852.49. The proposed plan and strategy are likely to result in additional permits and development plans.

Public Involvement

An advisory committee, comprised of members from City advisory boards, adjacent property owners, and the community at-large, will guide the project. The general public will have the opportunity to participate through a web-based survey early in the process and a community workshop to review the preliminary design alternatives. The process will also include two check-in meetings with the City Council. A hearing process is required for the adoption of the plan, requiring additional review by the City's Planning Commission and City Council. This will provide additional opportunity for public comment.

e. Collaborations

Staff has discussed the opportunity with the West Linn Paper Company and other adjacent property owners and they are interested in the project, although not at the level of a partner. The City owns a small parcel where the existing Police Station is located.

f. Proposed milestones and deliverables

Task I – Existing Conditions Analysis (3 months)

Following the execution of the IGA, staff will select a consultant for the project. The consultant will meet with staff, collect background information, perform an analysis of existing physical, environmental and market conditions, prepare an opportunities and constraints analysis, and meet with the advisory committee.

Task II – Design Alternatives (6 months)

Staff and the consultant will develop and conduct a web-based survey. The consultant will work with staff to develop and analyze land use and circulation concepts and design options, hold a community workshop, meet with the advisory committee twice, refine the land use and circulation concepts, prepare a draft plan, and check-in on the project with the City Council.

Task III – Implementation Strategy (7 months)

The consultant would develop an implementation strategy, list of catalyst projects with cost estimates, assess public-private partnerships, prepare necessary amendments to City plans and codes, and meet with the advisory committee.

Task IV – Adoption (2 months)

Following review by the Planning Commission and City Council, the final plan and implementation strategy will be adopted by the Council.

g. Project Management

The project manager for the application is:

Chris Kerr, AICP
Economic Development Director
City of West Linn
22500 Salamo Road
West Linn, OR 97068
(503) 723-2538
ckerr@westlinnoregon.gov

Supplemental Attachments

1. Highway 43 Implementation Options
2. Letters of support
3. Vicinity map
4. Site map
5. Photos

**CONSTRUCTION EXCISE TAX GRANT
INTERGOVERNMENTAL AGREEMENT
Metro - City of West Linn
Arch Bridge/Bolton Center Master Plan & Implementation Strategy**

This Construction Excise Tax Grant Intergovernmental Agreement ("Agreement") is effective on the last date of signature below and is entered into between Metro, a metropolitan service district organized under the laws of the state of Oregon and the Metro Charter located at 600 Northeast Grand Avenue, Portland, OR 97232-2736 ("Metro") and the City of West Linn, located at 22500 Salamo Rd., West Linn, OR 97068 ("City"), collectively referred to as "Parties."

WHEREAS, Metro has established a Construction Excise Tax ("CET"), Metro Code Chapter 7.04, which imposes an excise tax throughout the Metro regional jurisdiction to fund regional and local planning for the development of land within the Urban Growth Boundary;

WHEREAS, the CET is collected by local jurisdictions when issuing building permits, which the local jurisdictions then remit to Metro pursuant to Construction Excise Tax Intergovernmental Agreements to Collect and Remit Tax entered into separately between Metro and the local collecting jurisdictions;

WHEREAS, the City has submitted a CET grant request ("Grant Request") for the Arch Bridge/Bolton Center Master Plan & Implementation Strategy Project ("Project"); and

WHEREAS, Metro has agreed to provide the City CET grant funding for the Project in the amount of \$220,000 subject to the terms and conditions in this Agreement, and the parties wish to set forth the funding amounts, timing, procedures and conditions for receiving grant funding from the CET fund for the Project.

NOW THEREFORE, the Parties agree as follows:

1. Metro Grant Award. Metro shall provide CET grant funding to the City for the Project as described in the City's CET Grant Request, attached and incorporated as Exhibit B, in the amounts and at the milestone and deliverable dates attached and incorporated in Exhibit A, subject to the terms and conditions in this Agreement.
2. City Responsibilities. The City shall perform the Project described in the Grant Request and in Exhibit A, subject to the terms and conditions specified in this Agreement. The City shall obtain all applicable permits and licenses from local, state or federal agencies or governing bodies related to the Project, and the City shall use the CET funds it receives under this Agreement only for the purposes specified in the Grant Request and to achieve the deliverables and/or milestones in Exhibit A.
3. Payment Procedures. Within 30 days after the completion of each deliverable in Exhibit A, the City shall submit to Metro an invoice describing its expenditures that satisfies fiscal requirements. Within 30 days of receiving the City's invoice and supporting documents, and subject to the terms

and conditions in this Agreement, Metro shall reimburse the City for its eligible expenditures for the applicable deliverable as set forth in Exhibit A. Metro shall send CET payments to:

City of West Linn
Attn: Richard Seals, Chief Financial Officer
22500 Salamo Rd.
West Linn, OR 97068

4. Funding, Termination and Waiver.

- (a) Funding; Termination due to lack of CET Funds. Metro's funding commitments shall be fulfilled solely through the programming of CET funds; no other funds or revenues of Metro shall be used to satisfy or pay any CET grant funding commitments. The parties recognize and agree that if the CET is ever held to be unenforceable or invalid, or if a court orders that CET funds may no longer be collected or disbursed, that this Agreement shall terminate as of the effective date of that court order, and that Metro shall not be liable in any way for funding any further CET grant amounts beyond those already disbursed to the City as of the effective date of the court order. In such case, the City shall not be liable to Metro for completing any further Project deliverables as of the date of the court order.
- (b) Waiver. The parties hereby waive and release one another for and from any and all claims, liabilities, or damages of any kind relating to this Agreement or the CET in excess of the liability limitations set forth herein.

5. Project Records. The City shall maintain all records and documentation relating to the expenditure of CET Grant funds disbursed by Metro under this Agreement. The City shall provide Metro with such information and documentation as Metro requires for implementation of the CET grant process. The City shall establish and maintain books, records, documents, and other evidence in accordance with generally accepted accounting principles, in sufficient detail to permit Metro or its auditor to verify how the CET Grant funds were expended. Metro and its auditor shall have access to the books, documents, papers and records of the City that are directly related to this Agreement, the CET grant moneys provided, or the Project for the purpose of making audits and examinations.

6. Audits, Inspections and Retention of Records. Metro and its representatives shall have full access to, and the right to examine, all City records related to this Agreement during normal business hours and as often as Metro deems necessary. Such representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls and other matters covered by this Agreement. To facilitate any audits or inspections, all documents, papers, time sheets, accounting records, and other materials pertaining to costs incurred in connection with the Project shall be retained by the City and all of their contractors for three years from the date of completion of the project, or expiration of the Agreement, whichever is later.

7. Term. This Agreement shall be effective on the date it is executed by both parties, and shall be in effect until all deliverables/milestones have been achieved, all required documentation has been delivered, and all payments have been made as set forth in Exhibit A, unless terminated earlier pursuant to this Agreement.

8. Amendment. This CET Grant IGA may be amended only by mutual written agreement of the Parties.

9. Other Agreements. This CET Grant IGA does not affect or alter any other agreements between Metro and the City.

10. Authority. City and Metro each warrant and represent that each has the full power and authority to enter into and perform this Agreement in accordance with its terms; that all requisite action has been taken by the City and Metro to authorize the execution of this Agreement; and that the person signing this Agreement has full power and authority to sign for the City or Metro, respectively.

Metro

City of West Linn

By:


Martha Bennett

By:


Chris Jordan

Title: Metro Chief Operating Officer

Title: City Manager

Date: 11/3/17

Date: 12/20/2017

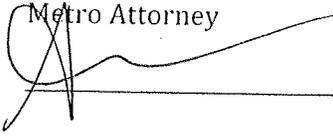
Approved as to form:

By: Alison Kean

By: Megan Thornton

Title: Metro Attorney

Title: Assistant City Attorney

Date: 

Date: Megan Thornton Dec. 23, 2013

Attachments:

Exhibit A – Milestone and Deliverables Schedule for Release of Funds

Exhibit B – City's Grant Request

TRANSCRIPTION OF WEST LINN CITY COUNCIL RETREAT, JAN. 2014

00:09 Greg: Okay I think we've come up with three goals so far Water infrastructure, community engagement and transportation.

00:34 Jones: I think economic development however we define that really, does anybody have anything beyond those four? That they want as a goal? (00:46) Okay so this is our last goal. (0:50) So we're gonna have four goals.

00:54 Greg: You've got four robust goals. (01:15)the communications piece in the community engagement I think is really important. So anyway, Economic Development. Chris.

01:23 Jordan: This is what I have. Um. I had A B and C and a couple of bullets under each one of these. I had A: Arch Bridge project. Arch bridge Master Plan ... my subcomponents of that were..appoint a citizen sounding board and we talked about that... uhm approve to the Council, approve a master plan and now what I mean by that is we kind of talked about this before is that within 2014 is to get a plan in front of you that you can approve by resolution something like that that would not include any ordinances that might be required for CDC changes comp plan changes things like that (02:00)but if we can get a plan in front of you that you can approve that should be the goal for 2014. And and the contract that you approved includes getting to that point. Um and then three, initiating comp plan and CDC changes that are required to to complete the Master Plan. So those are the three goals that I have under Arch Bridge Master Plan.

(02:23)Carson: Can I jump in there? This probably gives me nightmares...(03:22) um without the same kind of public process, but they did take it all out. The issue I have is that a lot of the Bolton people that fought the term Opportunity Areas tooth and nail and also gave Graymore and Associates just incredible amounts of struggles just to do the redevelopment of Central Village, all still are alive and well and living in Bolton. And so this is one of those ones where just like with the reservoir we have to figure out a way to get the citizens that are concerned about that area being (4:09) developed, dirty word, engaged in seeing this as something that's gonna be beneficial for the community, and it isn't going to affect their residential street. Um some of those people live very close in to that area, and you know concerns about Holly Street and you know, how it comes out onto 43, I mean you know, I think we all heard that one land use application about the one business that wanted to develop on the corner of Holly and 43.

(04:45) So I mean I think that this is a wonderful opportunity, and I really want to see us do it...I think we really have to engage the public in a very proactive, um grassroots talk to people about what they see and they want really really early on, and we really need to have someone who is not tone deaf on this project in terms of the lead person. What I mean by tone deaf is when those rumblings start to appear they can go and talk with the citizens back to the same stuff we talked about with the Bolton reservoir. But talk to people and really hear what they want, and say okay

what is it what is your vision? And which parts of this do you want to see changed? And what parts do you think we should just... of this area we shouldn't touch? And really not saying that that is going to be the final plan, that somebody is going to really hear and listen and not sort of say oh well we can do all these marvelous things come in with a preplanned concept (5:45)because my concern is I've already heard some of the Planning Staff that they have a vision of what should happen there already mapped out, and if we go out and start having public meetings that the vision created by Planning Staff all mapped out based on what the vision was in those meetings a few years ago, without having that pre-discussion with citizens about what they would like to see, I think we're gonna have an immediate bunch of people who will come together and start talking to their neighbors and say "Don't let them develop anything."

Jones?: I agree

Carson: That is my nightmare right there that we could end up wasting 220 thousand dollars on...
Greg?Frank? I would change one thing you said ... I don't disagree with anything other than the word development. We need to change that to be redevelopment.

Carson: Yes.

Greg?Frank?: It's already developed. We have we have a chance to make it...

Carson: Oh yeah.

Greg?:... better and that's what we did (need?) to communicate is ... apparently it hasn't worked. So how do we now make it a better opportunity for us?

Carson: I think redevelopment...

Frank: That is the message we have to put out there.

Carson: Yeah, but I think we still have to be really thoughtful in how we approach it because if they feel it's a we're gonna do it to 'em no matter what they say it's gonna blow up.

Frank or Facilitator: So that's another alpha test.

Frank or Kovash: ... another word for redevelopment ... (unintelligible) planning ...

(unintelligible)... the next one is Sounding Board, and that doesn't sound very important to me? Is there is there another term that something...

Jones: Task Force?

Kovash: ... Planning... Task force... Planning Task Force?

Carson: And this is one place where I think we actually have to engage the Neighborhood Association because the Bolton Neighborhood Association , the people who show up at the Bolton Neighborhood Association are these people.

Jones: Well it is also the Sunset Neighborhood Association that is not just Bolton.

Carson: That's true.

Jones: It is Sunset and Bolton.

Carson: (unintelligible)

Facilitator?: And you've got to engage those people that don't ordinarily show up for those meetings...

Carson: Absolutely

Facilitator?: ... which are the positive, maybe neutral supporters of the project so you hear from them ... as well as the ten you don't want...

Carson: Absolutely do... absolutely, and you're right it is Sunset

Jones?: ... and Willamette...

Carson: And Willamette

Jordan: We already (started?) a list for that we will talk about that in a few minutes.

(8:45) Kovash: I think if we Coengage? The Neighborhood Association I would be very happy to look into the individuals who come, but if somebody says "I represent a neighborhood association" that's going to drop off my radar because they are talking about more people, representing more people than they really do, and I...unfair advantage..

M: There may have been five people at that meeting were they came up with policy that has no real representation in that neighborhood whatsoever.

Carson: we should say engage the "Neighborhood" it's really..

Jones: So I have a question for Ben...here's the spread sheet for the neighborhood associations...Bolton has...Did they not meet last year?

M: Um, they didn't submit any minutes

M: If they did meet or they didn't?

M: They don't operate by email
Carson: they don't operate by email... Sally
F2: She has a liason whose supposed to be Alma
M: No
F: No it's Gordon
M: Yeah it's Kevin Bright.
F2: and so
Carson: That's Right
F2: But they also as far as I know, haven't meet

Carson: All year?

Jeni: Not.. we didn't receive an agenda, agenda in the last year because that's they other thing we looked at. If they had an agenda, but no minutes..another meeting potentially, but we never received an agenda from them, we certainly....

Carson: That's really weird cause I'm pretty sure they were talking about stuff related to the centennial..

Jeni: we haven't..

M: Well, and you might find that if they been meeting infrequently, they will start meeting frequently because of the influence of others coming into the , the carpetbaggers come in there and they... stir they up because other ..people will have ... prizes..

Carson: I'll Inquire with some people... attended those meetings, because maybe they haven't meet all year. I supposed it's possible

Jenni: had an election like in the last?

Carson: No Sally's still president ... for life

Background everyone talking at once

M: She lives in Gladstone. How is that possible?

M: ..she a property owner?

Carson: Because she still

Not any more

She owns one property

Yeah

Does she still

Yeah

..be weird

Carson: She still is? A property ownr

M: ..Next to the..

Carson: first was the Condemned property. It's next to that property

M:...condemned..property

Carson ..it's the other property

(10:44) Jordan: In terms of engaging people early I think, Jody this might help a little bit, part of the role of the consultant who we hired is a, he knows, that we're gonna be doing this task force, he knows we are going to be putting this group together , one of the first things they're doing is having a uh uh um they're going to be interviewing stakeholders the first time they come which is around January 27th Council Meeting can't remember if it's before or after, so you put together a list of stakeholders groups that they might want to meet with, the group that we have listed right now is there's a group that meets at Starbucks most every morning Erickson is a member of that group,

it's an ad hoc thing, they'd be a good group they live right there. Uh, Oh, Mike Watters has a ... another good group. Uh..

Jody: The McClean house folks?

Jordan: Uh, there's the Chamber group down that area. We had a... Sally, Alma, Rich broder?etc.. the group you're talking about I think.

Jody: Yeah, that's what I'm talking about.

M:..businesses, owners, school district, um, the bridge area property owners right around the bridge there . We..engage... clearly impacted by..

Jody: PGE wants to be engaged.

M: They're on a different list actually. All of you. That's why the reason why they're coming they want to.. all of you as well as a stakeholder group..oh ee...

Jody: How about Sunset?

M: We don't have them listed here, but on the advisory group

Jody..they should be...

(12:06) Jordan: ... on the advisory group we have um this real tentative, it's up to all of you to make these decisions, (unintelligible)... um... we were going to suggest that one of the councilors, one of you five chair it, um the um, West Linn Paper Company, PGE, Graymore, we thought one or two Planning Commission members, we thought maybe Michael Babbitt, as one of those two, even though he's off now, but he certainly has a lot of ... we thought maybe Christine Steele, would be good, uh uhm from the HRV Willamette Falls Heritage Area coalition, we thought Jim Mattis, um we think the West Linn Wilsonville School District, (have somebody from that group?) maybe if not one of the members of the board maybe Bill Rhoades or Tim (unintelligible). We though t two of the following four, we're just trying to get numbers here but, these four people I kinda threw out there, (Charay or Ray?) Bowers, John Moss, Traci Spangler, Todd Jones... thought a couple of those might be good uh ...

Carson: Absolutely.

Jordan: Then we thought four from the following list, um John Gordon, Mike Bessner(?), (B?)randy Rasmussen, (?) Erikson, Mike Watters, Roger Shepperd, Mike Gates (Gage?), Sherry Klein(?)...

Carson: A lot of those people are really good group to choose from.

Jordan: We can't have them all of these people we will have an unwieldy amount, throw that out to all of you as sort of examples of people and ... have other people... that's just great ... thought that if you could pull four or five members from that first group of eight, we got a pretty darn good task force that's really representative of the area and community as a whole also, it's not... it shouldn't be just the neighbors... much broader implications.

Jones: (13:52 -:55)

Carson: Bob was, Sally, um if you... one of the... moved away... Laura

Jones: Laura

...Horsly, Horsly..she's moved away

Jordan: (unintelligent)

Jody: I'm trying to remember who showed up. There was, during that , I would say Alma, not Alma but Sally, there was Bob

Jones: Bob

Jody: um, I'm trying to think, picture that bunch that would show up.

Jordan: put this list together, I..have my criteria

Jody: We'll ask Alma she can give us the..

(14:35) Jordan: When we put this list together, remember that I have my criteria for putting together boards and part of it is work well with other people in a group setting... and are positive pro-active

individuals. Doesn't mean they are going to support everything, but they are going to be positive in terms of being engaged (unintelligible)(14:47) Again there may be a lot more people... that is kind of our ad hoc list, I was gonna share that list with you today I can email this out to you and you all can play with it if you want, our idea was on the 27th during the ... consultant comes and talks to you and gets this whole thing started would that be the evening you could appoint a group also to be this task force (unintelligible 15:11)

Greg:

(15:29) Jordan: Good I think that's a great point which is why we are calling it a sounding board because ... there may be a better term, but once you start calling it a task force or something like that it makes that group believe the consultant works for them and that (15:44) is not going to be the case. The consultant's scope of work is already done (15:47. And it is and it's not if the if the task force we need to go do this this and this our 220 thousand dollar contract just became a 350 thousand dollar contract. We are being charged for all that extra stuff. And that's why we call it something other than the task force, but maybe that's the right term as long as the charge is what it needs to be.(16:09).

M: A group. Just call them a group.

Carson: I'm not married to task force either.

Jordan: But whatever you all want

Carson: Advisory committee.

Jordan: I'm just concerned because as Greg said the charge needs to be clear.

Jones:... responsibilities as a group

Carson: I know we have some preliminary thoughts I mean from the visioning I just think how's that's handled, how it's approached in terms of sharing those is the piece, not that we don't want to utilize some of the work that's already been done because that would be a waste not utilize work that's been previously done.(16:44)It truly is a matter of how that's framed, oh we have some ideas that came out of this other process how bout you know reviewing those and sharing your feedback on on your thoughts now or something that to that you know that kind of a frame as opposed to here's the stuff that 's already, (chuckle) planned (ha ha)(17:06).

(17:07)Jordan: ... sensitivity Jody, you mentioned the houses down there... Chris Kerr and I were talking the other day about the map of the area that we want people to see and if you include the Bolton Town Center Plan or whatever it was it includes all of the houses down to the river including Holly Street and down da, all that area

Carson: Right.

Jordan: Um, Chris and I have been talking about we should cut all that out because that's not changing anytime soon

Carson: Yes.

Jordan: Now I think there's little...

Carson: I think if you do that it will drop the anxiety level

Jordan: There are little areas around the Graymore Development and stuff that can probably be included because there may have something there that could happen but otherwise the bulk of the neighborhood, there's not much reason to touch because I can't imagine going into trying to change that all around, but the Highway 43 corridor that's a different ball game...

(18:00)(Carson and Jordan talk at once unintelligible)

(18:04)Jordan... that needs to be kind of on the list but in terms of showing the map...

Carson: ...the area that's up Willamette Falls Drive you know down there in terms of the apartments and charter school...include too.

Jordan: but just a map like that that shows this whole big area includes the houses in some cases oh we probably won't touch the houses, but it is on the map is going to get a lot of people very scared...

Carson: That is my concern. That is exactly my thinking.

Jordan: We're trying to avoid those things.

Jones: The study corridor goes to the recycle center, the bus station?

Carson: I hope so.

Jordan: I am not sure how far we are going to take it in this first phase right now, we'll take a look at it but I don't think we are going quite that far south in the first phase.

Jones: I think when they made their presentation if I remember did not go that far south.

Jordan: I don't think it did either, I think (unintelligible) but that's when you get into the PGE issue, and paper company issue...

Carson: Well the PGE issue starts right there because they own the area right where the mill is is on PGE property so PGE we have to get them engaged.

Jordan: Oh yeah and we have them on the list, so if I email this out you can play with it the list that we came up with add subtract whatever...this is your group you are just trying to come up with ideas (unintelligible).

19:33: Oregon Solutions; involved across the river; he make positive comments about our side good synergy... Mr. Lee..20:07 which ever way he must be involved

Carson: I hears... somebody involved in the Blue Heron/Main Street planning on the other side of the river ... synergy ... (20:09) we would like whatever we're doing to be complimentary and if anything be synergistic. (unintelligible)

20:45 and somebody for the Historic Preservation because we have about 13 properties that are either listed ... have the potential to be listed properties ... on that in that arena. The Police station, all the mill buildings all the buildings on the road.

M: So let me see if I can get back to a couple things here

(21:38) Jones: How many token members do we want?

Jordan: With this list right now we were looking at 14 I think, uh (unintelligible at 21:43).

END OF THIS TRANSCRIPTION.

[HOME](#)

4 of 4

Stern Partners

- [Our Investment Philosophy](#)
- [Our Team](#)
- [Our Investments](#)
- [Contact Us](#)

Paper Manufacturing

Three separate businesses, two in Canada and one in the U.S., operate paper mills that collectively employ approximately 800 people and produce newsprint and a variety of coated and supercalendered papers.

Alberta Newsprint Company

Alberta Newsprint Company (ANC) is an unincorporated joint venture owned equally by Whitecourt Newsprint Company Limited Partnership (whose general partner is a Stern Partners company) and West Fraser Mills Ltd. Ronald N. Stern was instrumental in the development and start-up of ANC, a \$400 million greenfield project completed in 1990. The ANC mill is among the lowest cost and highest quality newsprint manufacturers in North America.

Associated with its newsprint operations, ANC has recently commissioned a stand-alone, gas-fired reciprocating engine power plant capable of providing approximately 65MW of electrical power for use by the newsprint mill or for export to the Alberta power grid. The power plant will operate as a 'peaker' plant, being taken on-line or off as warranted by fluctuations in market power prices.

ANC's new venture, [ANC Transloading Inc.](#) located adjacent to ANC mill site, commenced in 2013. ANC Transloading operates two transload facilities that provide rail access for inbound and outbound materials in West Central Alberta. The new Marsh Head transload facility, which is now under development, complements the current ANC Transloading operations in Whitecourt.

Port Hawkesbury Paper Limited Partnership

Port Hawkesbury Paper mill, located in Cape Breton, Nova Scotia, produces high quality supercalendered (SC) paper for use in retail inserts, magazines and catalogs. Modern equipment, in combination with effective management and a highly skilled workforce, make the mill one of the premier paper manufacturers in the world. In addition to its SC machine, the mill has three thermomechanical pulp (TMP) lines. The paper mill was purchased, completely restructured through the Companies' Creditors Arrangement Act under a new business plan, and resumed production in 2012.

West Linn Paper Company

West Linn Paper Company produces coated free-sheet printing paper at its mill in West Linn, Oregon, just south

of Portland. It is the longest-running active paper mill and the only coated free-sheet manufacturer in the Western United States. The paper mill was purchased, completely restructured under a new business plan with a new workforce, and restarted successfully in 1997.

Apparel Manufacturing

Western Glove Works

Founded in 1921, Western Glove Works is one of Canada's largest full-service manufacturers of jeans and casual wear. Robert Silver, Stern Partners and others have been partners in Western Glove for over 25 years. Headquartered in Winnipeg, Manitoba, Western Glove produces its own lines of jeans carrying the "Silver Jeans" and "1921" labels. Western Glove also produces the "dVb" line of jeans in partnership with Victoria Beckham, as well as Jag jeans and private label apparel for a range of leading names.

Packaging

Flexstar Packaging Inc.

Flexstar Packaging Inc., based in Richmond, British Columbia, was acquired in 2005 with the participation of a former manager of Sonoco Products Company and an active Vancouver investor. Flexstar manufactures custom printed, laminated, flexible roll-stock and specialty films for the consumer and industrial markets in North America. Flexstar's products include barrier laminations for food products, plain and printed films, cold seal roll stock, foil laminations, boilable, microwavable and retortable laminates, pre-made bags and pouches, and unprinted industrial/converter film.

Horticultural Products Manufacturing

Greenstar Plant Products Inc.

Greenstar Plant Products Inc. produces premium and traditional garden and growing products and solutions for commercial and domestic use. Based in Langley, British Columbia, Greenstar manufactures environmentally sound and organic products under its "Grotek" label, including its own line of "Earth Safe" products. Greenstar also has a distribution division that supplies garden and growing products to commercial operators for international use.

Terralink Horticulture Inc.

TerraLink Horticulture Inc. is a leading manufacturer and distributor of crop input products to professional growers in Western Canada. Products are distributed through a dealer network or direct to the end user. A team of qualified agronomists provide customer service and support. The TerraLink retail home and garden line, Garden Pro, is sold exclusively through the garden center trade. TerraLink also provides soil and water nutrient testing, fertilizer blending and spreading, soil fumigation, and agronomic advice to commercial growers of food or ornamental crops. Primary product lines include fertilizer, crop protection, forage seed, vegetable seed and greenhouse equipment. The main office and fertilizer blending plant is located in Abbotsford, BC. A second

electronic, mechanical, or other technological collection techniques or other forms of information technology, e.g., permitting electronic submission of responses.

Agency: DOL-WHD.
Title of Collection: Davis-Bacon Certified Payroll.
OMB Control Number: 1235-0008.
Affected Public: Private sector—businesses or other for-profits.
Total Estimated Number of Respondents: 89,498.
Total Estimated Number of Responses: 8,233,816.
Total Estimated Annual Time Burden: 7,684,895 hours.
Total Estimated Annual Other Costs Burden: \$1,086,863.

Dated: November 14, 2014.

Michel Smyth,

Departmental Clearance Officer.

[FR Doc. 2014-27477 Filed 11-19-14; 8:45 am]

BILLING CODE 4510-27-P

DEPARTMENT OF LABOR

Office of the Secretary

Senior Executive Service; Appointment of Members to the Performance Review Board

Title 5 U.S.C. 4314(c)(4) provides that Notice of the Appointment of the individual to serve as a member of the Performance Review Board of the Senior Executive Service shall be published in the **Federal Register**.

The following individuals are hereby appointed to serve on the Department's Performance Review Board:

Permanent Membership

Chair—Deputy Secretary—Christopher P. Lu

Vice-Chair—Assistant Secretary for Administration and Management—T. Michael Kerr

Alternate Vice-Chair—Director, Human Resources Center—Sydney T. Rose
Executive Secretary—Director, Executive Resources—Kim L.H. Green
Performance Officer—Director, Performance Management Center—Holly A. Donnelly

Rotating Membership—Appointments Expires on 09/30/16

BLS—Jay A. Mousa, Associate Commissioner for Office of Field Operations

BLS—Nancy F. Ruiz de Gamboa, Assistant Commissioner for Office of Administration

ETA—Leslie G. Range, Regional Administrator, Atlanta

MSHA—Patricia W. Silvey, Deputy Assistant Secretary for Operations

OASAM—Cheryl A. Greenaugh, Director, Chief Information Program Management Office

OASAM—Charlotte A. Hayes, Deputy Assistant Secretary for Policy

OASAM—Naomi M. Barry-Perez, Director, Civil Rights Center

OFCCP—Debra A. Carr, Division of Policy, Planning and Program Development

OFCCP—Diana S. Sen, Regional Director, New York

OLMS—Stephen J. Willertz, Director, Office of Enforcement and International Union Audits

OWCP—Antonio A. Rios, Director, Longshore and Harbor Workers' Compensation Program

SOL—Michael D. Felsen, Regional Solicitor, Boston

SOL—Jeffrey L. Nesvet, Associate Solicitor for Employment and Training Legal Services

WB—Joan Y. Harrigan-Farrelly, Deputy Director

WHD—Patricia J. Davidson, Deputy Administrator, Office of Program Operations

For Further Information Contact: Ms.

Kim L.H. Green, Director, Office of Executive Resources, Room N2453, U.S. Department of Labor, Frances Perkins Building, 200 Constitution Ave. NW., Washington, DC 20210, telephone: (202) 693-7642.

Signed at Washington, DC on 20th day of November.

Thomas E. Perez,
Secretary of Labor.

[FR Doc. 2014-27439 Filed 11-19-14; 8:45 am]

BILLING CODE 4510-23-P

DEPARTMENT OF LABOR

Employment and Training Administration

[TA-W-85,417, TA-W-85,417A]

West Linn Paper Company, a Subsidiary of Belgravia Investments, Inc., Including On-Site Leased Workers From Galt Foundation, West Linn, OR; Columbia River Logistics, Inc. (CRL), a Subsidiary of Belgravia Investments, Inc., Including On-Site Leased Workers From Resource Staffing, Vancouver, WA; Amended Certification Regarding Eligibility To Apply for Worker Adjustment Assistance

In accordance with Section 223 of the Trade Act of 1974, as amended ("Act"), 19 U.S.C. 2273, the Department of Labor issued a Certification of Eligibility to Apply for Worker Adjustment Assistance on August 18, 2014, applicable to workers of West Linn

Paper Company, a subsidiary of Belgravia Investments, Inc., including on-site leased workers from Galt Foundation, West Linn, Oregon (TA-W-85,417). The Department's Notice of Determination was published in the **Federal Register** on September 9, 2014 (Volume 79 FR Page 53450).

At the request of a state workforce office, the Department reviewed the certification for workers of the subject firm. The firm is engaged in the production of coated paper.

The investigation confirmed that worker separations at Columbia River Logistics, Inc. (CRL), including on-site leased workers from Resource Staffing, Vancouver, Washington, (TA-W-85,417) are attributable to increased imports of coated paper, as are worker separations at the West Linn, Oregon facility.

The amended notice applicable to TA-W-85,417 and TA-W-85,417A is hereby issued as follows:

All workers of West Linn Paper Company, a subsidiary of Belgravia Investments, Inc., including on-site leased workers from Galt Foundation, West Linn, Oregon (TA-W-85,417) and Columbia River Logistics, Inc., including Resource Staffing, Vancouver, Washington (TA-W-85,417A) who became totally or partially separated from employment on or after July 8, 2013 through August 18, 2016, and all workers in the group threatened with total or partial separation from employment on the date of certification through two years from the date of certification, are eligible to apply for adjustment assistance under Chapter 2 of Title II of the Trade Act of 1974, as amended.

Signed in Washington, DC, this 9th day of October, 2014.

Michael W. Jaffe,

Certifying Officer, Office of Trade Adjustment Assistance.

[FR Doc. 2014-27483 Filed 11-19-14; 8:45 am]

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Section 1. Petitioner Information

Provide petitioner information below. Three workers from the same job location completing this Petition Form must fill in all three columns. Other petitioners need only fill in the Petitioner 1 column A. A union official completing this petition form should provide the name of the Union.

Petitioner 1

- a) Name: Melissa Munoz Flores
- b) Title: Business & Employment Specialist
- c) Street Address: 875 Union St. NE
- City: Salem
- State, Zip: OR, 97311
- d) Phone - Main: (503) 947-1514
- e) Phone - Alternate:
- f) E-mail: Melissa.N.Munoz-Flores@oregon.gov
- g) Worker Separation Date: 03/19/2014
- h) Petitioner Type: State Workforce Office
- i) Describe the worker group on whose behalf this petition is being filed:
Operations Technicians

Section 2. Workers' Firm Information

Provide information on the firm employing the worker group. Complete items (a)-(g) regarding the employing firm. If the workers are doing work at a location that is different than the worker's employer (e.g., the petitioning workers are employed by a staffing agency but work at a manufacturing firm), also complete items (h) - (m) regarding the firm at which the workers perform their jobs.

NOTE: Workers completing this Petition Form must provide information for the locations where they work. All other petitioner types may apply on behalf of more than one location. State offices and One-Stop Operators/Partners may file for workers at multiple locations of a firm within their State. If you choose to file on behalf of workers at more than one location please attach additional sheets as necessary.

Employer (Firm)

- a) Name of Firm: West Linn Paper Company
- b) Street Address: 4800 Mill St
- City: West Linn
- State, Zip: OR, 97068
- c) Phone: (503) 557-6500
- d) Website (if known): http://www.wlincpco.com/mills/employees.aspx
- e) Describe the article(s) produced by this firm: Coated Freesheet Paper
- f) How many workers have been or may be separated (if known?): 42
- g) Is the firm or any part of the firm closing (if known)? If yes, when?: Unknown

If the workers work at a location that is different from that listed in item a) and b), then fill out items h) through m) for that location:

- h) Name of Firm: _____
- i) Street Address: _____
- City: _____
- State, Zip: _____
- j) Phone: _____
- k) Describe the article(s) produced by this firm: _____
- l) How many workers have been or may be separated (if known)? _____
- m) Is the firm or any part of the firm closing (if known)? If yes, when? _____

Section 3. Trade Effects on Separations

1. To the best of your knowledge, provide reasons why you believe that separations that have occurred or may be threatened at the workers' firm are due to foreign trade. (Example: Production has been/is being shifted to a foreign country, increased imports of articles, loss of business with a TAA-certified firm.)

Global market controls pulp pricing which has significantly increased. High pulp prices, and low selling prices of finished product has forced West Linn Paper Co. to significantly reduce their staff through an "involuntary reduction in force" (per lay off letters).

2. If you possess any additional information or documents that you believe may assist in the determination of whether the worker group is eligible for TAA benefits, submit it as an attachment to the Petition Form. Check the box below if you have attached any additional information or supporting documents.

- I have not attached additional information or supporting documents.

3. Provide contact information for two company officials. Either separately or together, these officials should be familiar with all of the following: employment, job functions, and sales or production at each job locations.

	Official 1	Official 2
a) Name	Ian Dunlap	Kit Corrigan
b) Title	Human Resource Manager	Technical Director
c) Phone - Work	REDACTION	
d) Phone - Alternate		
e) Fax		
f) E-mail		

Section 4. Affirmation of Information

The information you provide on this petition form will be used for the purposes of determining worker group eligibility and providing notice to petitioners, workers, and the general public that the petition has been filed and whether the worker group is eligible. Knowingly falsifying any information on this Petition Form is a Federal offense (18 USC § 1001) and a violation of the Trade Act (19 USC § 2316). For this petition to be valid, each of the petitioners listed in Question 1 must sign below, and the Petition Form must be dated. By signing below, you agree to the following statements:

"I declare that to the best of my knowledge and belief the information I have provided is true, correct and complete."

a) Signature	/s/ Melissa Munoz Flores	_____	_____
b) Name (Print)	Melissa Munoz Flores	_____	_____
c) Date of Petition	July 08, 2014	_____	_____

The Petition Form will be made available for public inspection and copying under the Freedom of Information Act, as amended (5 USC § 552), Executive Order 12600, and 29 CFR Part 70, upon written request to the U.S. Department of Labor.

The Petition Form date will be recorded as the date that the petition is transmitted electronically via website to OTAA.